

139.0

0002

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

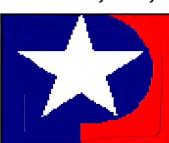
Total Card / Total Parcel

USE VALUE:

1,281,200 / 1,281,200

ASSESSED:

1,281,200 / 1,281,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 10 |        | LINCOLN ST, ARLINGTON |

| Legal Description |  | User Acct |
|-------------------|--|-----------|
|                   |  | 89264     |
|                   |  | GIS Ref   |
|                   |  | GIS Ref   |
|                   |  | Insp Date |
|                   |  | 02/11/09  |

## OWNERSHIP

Unit #:

|                       |  |
|-----------------------|--|
| Owner 1: BROWN LYNN B |  |
| Owner 2:              |  |
| Owner 3:              |  |

|                             |  |
|-----------------------------|--|
| Street 1: 10 LINCOLN STREET |  |
| Street 2:                   |  |

|                     |            |
|---------------------|------------|
| Twn/City: ARLINGTON |            |
| St/Prov: MA         | Cntry      |
| Postal: 02476       | Own Occ: Y |

|               |       |
|---------------|-------|
| Postal: 02476 | Type: |
|---------------|-------|

## PREVIOUS OWNER

|                                |  |
|--------------------------------|--|
| Owner 1: BROWN ERIC J/LYNN B - |  |
| Owner 2: -                     |  |

|                             |  |
|-----------------------------|--|
| Street 1: 10 LINCOLN STREET |  |
| Twn/City: ARLINGTON         |  |

|               |       |  |
|---------------|-------|--|
| St/Prov: MA   | Cntry |  |
| Postal: 02476 |       |  |

|               |  |
|---------------|--|
| Postal: 02476 |  |
|---------------|--|

## NARRATIVE DESCRIPTION

|  |  |
|--|--|
| This parcel contains .208 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Aluminum Exterior and 2768 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms. |  |
|--|--|

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

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## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 9050.000  | 652,800        | 6,000      | 622,400    | 1,281,200   |                   | 89264     |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 02/11/09  |

| PREVIOUS ASSESSMENT |     | Parcel ID | 139.0-0002-0008.0 |
|---------------------|-----|-----------|-------------------|
| Tax Yr              | Use | Cat       |                   |
| 2022                | 101 | FV        | Year end          |
| 2021                | 101 | FV        | Year End Roll     |
| 2020                | 101 | FV        | Year End Roll     |
| 2019                | 101 | FV        | 1/3/2019          |
| 2018                | 101 | FV        | 12/20/2017        |
| 2017                | 101 | FV        | 1/3/2017          |
| 2016                | 101 | FV        | 1/4/2016          |
| 2015                | 101 | FV        | 12/11/2014        |

| Grantor         | Legal Ref | Type | Date       | Sale Code   | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|
| BROWN ERIC J/LY | 78092-359 | 1    | 6/24/2021  | Convenience | 99         | No | No  |       |       |
| CATES HELENE &  | 51894-333 |      | 11/14/2008 |             | 890,000    | No | No  |       |       |
| TULLY GORDON/ET | 27042-327 |      | 2/4/1997   |             | 330,000    | No | No  | Y     |       |

| Date      | Number | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment           | Date       | Result       | By  | Name    |
|-----------|--------|----------|---------|-----|------------|----------|------------|-------------------|------------|--------------|-----|---------|
| 8/10/2016 | 2010   | Porch    | 13,485  | C   |            |          |            |                   | 2/11/2009  | Meas/Inspect | 372 | PATRIOT |
| 7/28/2003 | 689    | Addition | 180,000 |     |            | G6       | GR FY06    |                   | 4/7/2000   | Inspected    | 264 | PATRIOT |
| 4/26/1996 | 141    | Manual   | 6,300   |     |            |          |            | REROOF            | 11/15/1999 | Measured     | 264 | PATRIOT |
| 9/22/1992 | 463    |          | 15,000  |     |            |          |            | 14X20 ADD TO BSMT | 8/20/1992  |              | JK  |         |

|       |                                |   |   |
|-------|--------------------------------|---|---|
| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|

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Total AC/HA: 0.20776

Total SF/SM: 9050

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 622,351

Spl Credit

Total: 622,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

**EXTERIOR INFORMATION**

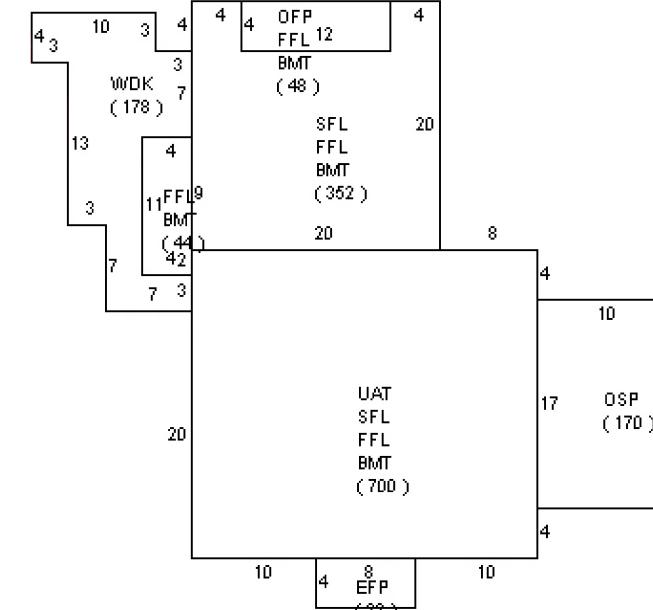
|               |                   |          |
|---------------|-------------------|----------|
| Type:         | 15 - Old Style    |          |
| Sty Ht:       | 2A - 2 Sty +Attic |          |
| (Liv) Units:  | 1                 | Total: 1 |
| Foundation:   | 3 - BrickorStone  |          |
| Frame:        | 1 - Wood          |          |
| Prime Wall:   | 3 - Aluminum      |          |
| Sec Wall:     | 1 - Wood Shingl   | 15 %     |
| Roof Struct:  | 1 - Gable         |          |
| Roof Cover:   | 1 - Asphalt Shgl  |          |
| Color:        | GRAY              |          |
| View / Desir: |                   |          |

**BATH FEATURES**

|            |   |                   |
|------------|---|-------------------|
| Full Bath: | 1 | Rating: Very Good |
| A Bath:    |   | Rating:           |
| 3/4 Bath:  | 1 | Rating: Very Good |
| A 3QBth:   |   | Rating:           |
| 1/2 Bath:  | 2 | Rating: Very Good |
| A HBth:    |   | Rating:           |
| OthrFix:   | 1 | Rating: Very Good |

**COMMENTS**

OF=SINK IN BMT PDAS.

**SKETCH****GENERAL INFORMATION**

|               |              |
|---------------|--------------|
| Grade:        | B - Good (-) |
| Year Blt:     | 1916         |
| Eff Yr Blt:   |              |
| Alt LUC:      |              |
| Alt %:        |              |
| Jurisdct:     | G6           |
| Fact:         | .            |
| Const Mod:    |              |
| Lump Sum Adj: |              |

**INTERIOR INFORMATION**

|               |                |
|---------------|----------------|
| Avg Ht/FL:    | STD            |
| Prim Int Wal  | 2 - Plaster    |
| Sec Int Wall: | 1 - Drywall    |
| Partition:    | 20 %           |
| T - Typical   |                |
| Prim Floors:  | 3 - Hardwood   |
| Sec Floors:   | %              |
| Bsmt Flr:     | 12 - Concrete  |
| Subfloor:     |                |
| Bsmt Gar:     |                |
| Electric:     | 3 - Typical    |
| Insulation:   | 2 - Typical    |
| Int vs Ext:   | S              |
| Heat Fuel:    | 2 - Gas        |
| Heat Type:    | 3 - Forced H/W |
| # Heat Sys:   | 1              |
| % Heated:     | 100            |
| % AC:         |                |
| Solar HW:     | NO             |
| Central Vac:  | NO             |
| % Com Wal     | % Sprinkled    |

**DEPRECIATION**

Phys Cond: VG - Very Good

4.6 %

Functional:

Economic:

Special:

Override:

Total: 4.6 %

**CALC SUMMARY**

Basic \$ / SQ:

135.00

Size Adj.:

1.12814212

Const Adj.:

0.99989998

Adj \$ / SQ:

152.284

Other Features:

125400

Grade Factor:

1.21

NBHD Inf:

1.00000000

NBHD Mod:

LUC Factor:

1.00

Adj Total:

684255

Depreciation:

31476

Depreciated Total:

652779

**REMODELING****RES BREAKDOWN**

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

No Unit

RMS

BRS

FL

1

9

4

Totals

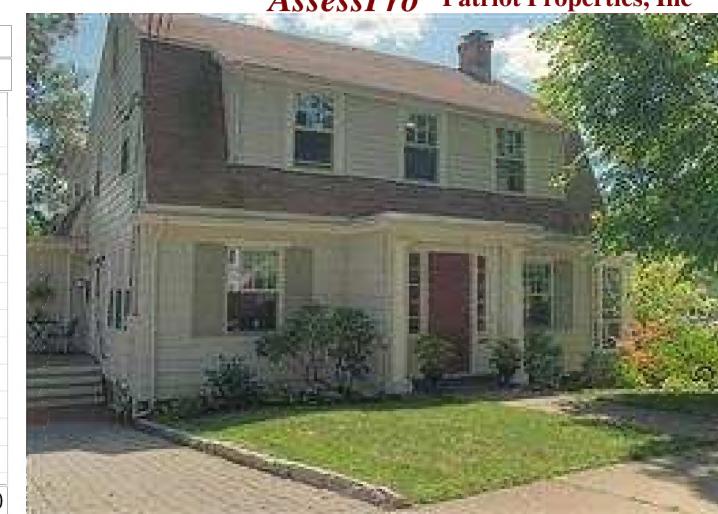
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4

**SUB AREA**

| Code    | Description        | Area - SQ  | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | Ten |
|---------|--------------------|------------|-----------|--------------|----------|--------|---------|--------|----|-----|
| BMT     | Basement           | 1,144      | 73.100    | 83,622       | BMT      | 100    | GFB     | 50     | G  |     |
| FFL     | First Floor        | 1,144      | 152.280   | 174,213      |          |        |         |        |    |     |
| SFL     | Second Floor       | 1,052      | 152.280   | 160,203      |          |        |         |        |    |     |
| WDK     | Deck               | 178        | 11.620    | 2,068        |          |        |         |        |    |     |
| UAT     | Upper Attic        | 175        | 60.910    | 10,660       |          |        |         |        |    |     |
| OSP     | Screen Porch       | 170        | 28.820    | 4,900        |          |        |         |        |    |     |
| OPF     | Open Porch         | 48         | 44.000    | 2,112        |          |        |         |        |    |     |
| EFP     | Enclos Porch       | 32         | 72.590    | 2,323        |          |        |         |        |    |     |
|         | Net Sketched Area: | 3,943      | Total:    | 440,101      |          |        |         |        |    |     |
| Size Ad | 2196               | Gross Area | 4468      | FinArea      | 2768     |        |         |        |    |     |

**IMAGE****MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep  | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 2    | Frame Shed  | D | Y   | 1   | 8X8      | A    | AV  | 1985 | 0.00       | T   | 27.2 | 101 |      |       |            |      |       |              |
| 11   | Pool-Vinyl  | D | Y   | 1   | 16X32    | A    | AV  | 1975 | 18.09      | T   | 35.2 | 101 |      |       | 6,000      |      | 6,000 |              |

More: N

Total Yard Items: 6,000 Total Special Features: [ ]

Total: 6,000